



Brixworth Parish Council

Minutes of the Brixworth Planning Committee Meeting

Monday 25th September 2023 at 7.30pm

Community Centre & Library, Spratton Road, Brixworth NN6 9DS

In attendance:	Councillor Tom Mitchell (Chair), Councillor Ian Barratt, Councillor James Collyer and Councillor Barbara Lunnon
Apologies:	Councillor Frances Peacock (Vice Chair) and Councillor Christine Ware
Clerical Support:	Gavin Kirkup (Admin)
Members of Public:	Two

PART ONE – OPENING PROCEDURES

23/2445	Welcome by Chairman Councillor Mitchell welcomed everyone to the Planning Committee meeting and advised attendees of the evacuation procedures and that the meeting was being recorded.	-
23/2446	Apologies for absence and acceptance of apologies for absence There were apologies received from the following committee members, which were accepted: <ul style="list-style-type: none">▪ Cllr Frances Peacock▪ Cllr Christine Ware	-
23/2447	Declarations of Interest a) There were no declarations of any disclosable pecuniary or other interests reported. b) There were no dispensations or written requests for dispensation of DPI to consider.	
23/2448	Agree and Sign the Minutes of Previous Meeting All present RESOLVED to the Chairman, Cllr Mitchell, approving the Planning Committee Meeting Minutes of 4th September 2023, as a true and accurate record. Prop. Cllr Lunnon / Sec. Cllr Collyer.	-
23/2449	Public Open Forum Session There were two members of the public present at the meeting, both expressed an interest in application 2023/6722/FULL - New dwelling at Windmill Glade.	-

Members of Brixworth Parish Council - Planning Committee

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Initialed:



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PART TWO – FOR DECISION

	Ref Number	Application Description	Location
23/2450	2023/6472/TCA	Works to 2x Willow trees in the conservation area	Willowmere Brixworth Hall Park Brixworth NN6 9DE

RESOLUTION: The Planning Committee resolved to SUPPORT the application

Prop. Cllr Mitchell / Sec. Cllr Lunnon. Unanimous.

23/2451	2023/6722/FULL	New dwelling on land at 9 Windmill Glade, Brixworth	9 Windmill Glade Brixworth NN6 9LP
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RESOLUTION: Not Supported.

Cllr Mitchell's initial reaction raised concerns with over intensification of the site, the house protrudes in front of the building line considerably in opposition to The Brixworth Village Design Statement clause BG18. The car park spaces present an unacceptable addition to the street scene. The plan does not work, the normal throw of a staircase is 3m, the plan is about 2.5m. There is minimal space around the building itself, the side path is less than 900mm in width, barely enough to get a wheely bin down. The rear garden is less than 2.5m in depth. The change of use from a garden to a residential does not enhance the environment. The appearance of the house is poor and fails on design. Contravenes The Local Plan pt 2, ENV10 – Paragraph A – development is not of high quality and does not integrate with the surroundings. It also contravenes ENV10 (A3) - The scale, density, mass and layout combined does not blend well with the site or surrounds. The design of development does not add to the character or quality of the area. This feels like a shoehorned residential unit in a site that is far too small.

Cllr Mitchell also felt the application failed to meet the Brixworth Neighbourhood plan Policy – residential units will be supported on infill sites provided that it is in harmony with its surroundings in terms of scale, layout and design.

Cllr Barratt endorsed Cllr Mitchells views. He added that the design and access statement is missing. When considering the building line, the village design statement has only secondary status, but is incorporated into the Neighbourhood Development Plan which is primary legislation, by proxy. It contravenes the Daventry Local Plan (part 2) policies ENV10 (A3) – Key Scale, density, mass height and access. ENV10 (A5) – Integrating landscaping – this application would be taking away the open space being part of an entrance to a recreational ground. ENV10 (A4) – Crime. The brick would be next to a narrow access to recreational ground. this enclosed space could potentially cause a rise in crime. ENV10 (A6) – no real suitable comprehensive landscaping scheme, there isn't any room left to put landscaping in. Considering The Brixworth Neighbourhood Development Plan, Policy 1, 1. it is not in harmony with the surroundings. It also does not incorporate any environmental considerations such as solar panels. There are no green features indicated at all. Policy 1, 5 the scale is not appropriate to its surroundings. Policy 1, 6. Parking spaces are not practical. Policy 1, 8. Potential for rise in crime and anti-social disorder.

Members of the public present added that the proposed vehicle access very close to the pedestrian footpath going to the park, causing concerns over pedestrian safety. There would be loss of on-road parking spaces just outside of the access. These are used by health care workers and visitors. If a drop kerb is created these spaces will be lost. The proposed development is smaller in scale that that of all the other neighbouring properties. On paper, the house is 20cm to the boundary of the park. Brixworth Village Design statement, Bg21 – the scale does not respect neighbouring properties or

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and Councillor Christine Ware.*

Initialed:



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the street scene. The patio is 10m², the average house varies between 80-100m². Outdoor space 10x less than neighbouring properties. Nation planning policy Framework policy 130 – developments will function well and add value to the area and be visually attractive. The internal floor space does not meet the national space standards as a minimum.

The Planning Committee RESOLVED to NOT SUPPORT this application as it contravenes the following policies:

Brixworth Neighbourhood Plan - Policy 1 item 1, item 4, item 5, item 6 and item 8.

Daventry local plan part 2 – ENV 10, A, (A1), (A3), (A4), (A5), (A6), (A7) - in respect of the wider landscape context being lost as a result of the intrusion to the open space and loss of green surround, which is also covered in (a8). ENV 10 B

Detrimental to the street scene and building line issues covered in the Village Design Statement BG18 and BG19. Paragraph 6.33 of Brixworth Neighbourhood Plan, with focus on the visual sensitivity due to the proximity to the recreational grounds.

Prop. Cllr Mitchell / Sec. Cllr Lunnon. Unanimous

23/2452	2023/6277/MAR	Layout, scale and external appearance for the 60 bed care home - please refer to accompanying correspondence (Amended Plans 14/09/23)	Victors Barn Northampton Road Brixworth
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RESOLUTION: Not Supported.

Cllr Lunnon observed that time was spent on the original submission, and we should only be considering the amendments to the plans and not the original submission. She also noted that the revised plan did give more parking spaces but had not addressed the other original concerns raised under 23/2440

Cllr Mitchell suggested that the Planning Committee could choose to add comments at this stage of the application process, such as a Section 106 agreement for future consideration.

It was noted that the revised application is not significantly different to the original application aside from the parking, but this has been done at the detriment of the setting. The previous submission by Framptons stated *"For many residents in a nursing home, their 'world' is the residential environment provided within the building and its setting"....."The external amenity area space will enable residents to sit out in close quarter to the nursing home"* This 'external area has now been lost as it is now consumed by car parking in the revised plan.

Cllr Lunnon noted that the Section 106 obligation to provide a safe pedestrian crossing, which was the condition of an earlier application has not been met.

Cllr Mitchell noted that in Block A, B & C, the lifts may not be compliant for wheelchair users and the use of stretchers, the travel distances may not comply to building regulations, there are no firefighting lifts, fire lobbies and no safe refuge. Usually these would be incorporated into a Fire Strategy, but the design should be reflective of a safety plan at this stage by the designer. These residents will need assistance to evacuate, and the detailed design should be robust and workable.

The Planning Committee RESOLVED to NOT SUPPORT this revised application for the following reasons:

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The design is inadequate in respect of fire evacuation; travel routes; provision of fire protected lobbies; provision of a firefighting lift; provision of adequate travel distances; fire assembly point and provision of the outline Fire Strategy together with an Operational Concept that explains how and by what means the residents are managed in the event of an emergency.

Previous concerns remain as follows: Previous Highways concerns and congestion on a private road; highways safety on the approach to the A508; the impact on local facilities such as the Dr Surgery; lack of provision of a crossing and safe access for pedestrians to the site. The residents will not have the external amenity space which has now been consumed by car park spaces

Prop Cllr Mitchell / Sec Cllr Collyer. Unanimous.

PART THREE – FOR INFORMATION

23/2453	Any Other Business – The Brixworth Strategic Planning Group has met and another meeting is planned for the 17 th of October to discuss the draft housing needs survey. Samantha Bosworth from WNC will be hopefully attending.	
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PART FOUR – CLOSING PROCEDURES

23/2454	Next Ordinary Meeting a) Next agenda - there were no items reported. b) All present NOTED the date of the next Planning Committee Meeting on Monday 16 th October 2023.
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In the absence of further business, the meeting was closed in full at 20:24

Signed as a true and accurate record:

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 Cllr Tom Mitchell - Chairman
 Brixworth Parish Council

Date: 16th October 2023

Minutes Prepared By:
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 Brixworth Parish Council

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